

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 22 Bramball St. 2nd flr. Pavillion D		Owner: Maine Medical Center		Phone: 871-0111		Permit No: 000581	
Owner Address: 22 Bramball St.		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Ledgewood, Inc.		Address: PO Box 8107 04104		Phone: 767-1866		Permit Issued: 80	
Past Use: hospital		Proposed Use: hospital		COST OF WORK: \$ 448,457		PERMIT FEE: \$ 2,718.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: I-2 Type: 2C 300A99.	
Proposed Project Description: interior renovations for cardiac diagnostic unit				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: KA		Date Applied For: May 26, 2000				Zone: D-6 CBL: 053-D-007	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>[Signature]</i> OK	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
				Signature: _____ Date: _____		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

mail to contractor

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: May 26, 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT
3

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

X 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

X 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

X 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

X 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

28. All requirements must be met before a final Certificate of Occupancy is issued.

X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements.

32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

33. Bridging shall comply with Section 2305.16.

X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

X 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

X 36. This permit is being issued with the understanding that no bearing walls are being removed.

X 37. Floor/Ceiling assemblies shall comply with section 713.0 of the bldg. Code.

X 38. Fire resistance ratings of structure elements, shall comply with table 602.0.

X 39. Your plans filed with your bldg. permit application states as per BOCA Bldg. Code 1996 - The City adopted BOCA National Bldg. Code 1999 in Feb. 2K.

X 40. Special Inspections shall be done on all steel construction, bolting, welding

X 41. HVAC that penetrates fire assemblies shall comply with section 714.0.

P. Sarnes, Building Inspector

Cc: M. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 1/26/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

BUILDING PERMIT REPORT

DATE: 28 MAY 2000 ADDRESS: 22 Bramball ST. 2nd Fl. Riv. D CBL: 053-D-007

REASON FOR PERMIT: Interior renovations for cardiac diagnostic unit

BUILDING OWNER: MAINE Medical Center

PERMIT APPLICANT: CONTRACTOR Ledgerwood Inc

USE GROUP: I-2 CONSTRUCTION TYPE: 2C CONSTRUCTION COST: 448,457 PERMIT FEES: 2,718

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *20, *21, *22, *23, *27, *29, *34, *36, *37, *38, *39, *40, *41

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): 22 Bramhall St., Portland, 2nd Floor Pavillion D			
Total Square Footage of Proposed Structure 3,825 SF		Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Number Chart# 53 Block# D Lot# 007		Owner: Maine Medical Center	Telephone#: 871-0111
Owner's Address: 22 Bramhall Street Portland, Maine 04102		Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$448,457 Fee \$2,715 2,718
Proposed Project Description:(Please be as specific as possible) Interior renovations for Cardiac Diagnostics Unit			
Contractor's Name, Address & Telephone Ledgewood, Inc. P.O. Box 8107, Portland, ME 04104 207-767-1866			Rec'd By [Signature]
Current Use: Hospital		Proposed Use: Hospital	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

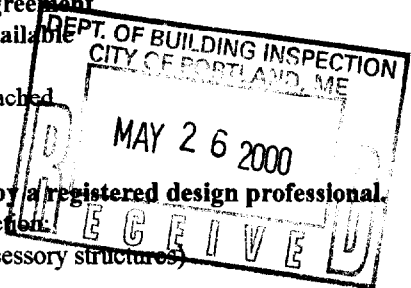
Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Scott H. Buntz	Date: 5/24/00
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum





City of Portland, Maine

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: Winton Scott Architects

RE: Certificate of Design, HANDICAP ACCESSIBILITY

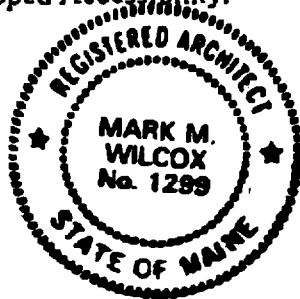
DATE: 5.24.00

These plans and/or specifications covering construction work on:

Alterations to Second Floor Pavilion D
"Cardiac Diagnostic"
Maine Medical Center

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)

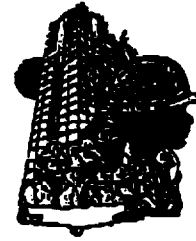
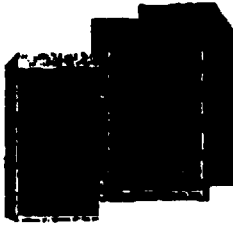


Signature Mark Wilcox

Title Principal

Firm Winton Scott Architects

Address 5 Milk St. Portland, ME 04101



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Winton Scott Architects

RE: Certificate of Design

DATE: 5.24.00

These plans and/or specifications covering construction work on:

Alterations to Second Floor Pavilion D
"Cardiac Diagnostic"

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1996 Thirteenth Edition, and local amendments.

(SEAL)



Signature Mark Wilcox

Title Principal

Firm Winton Scott Architects

Address 5 Milk St. Portland, ME 04101

As per Maine State Law:

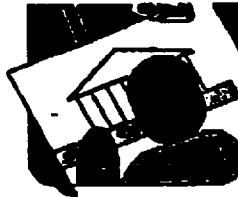
\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

MAY-24-2000 14:28

LEDGEWOOD INC

2877671869

P.06



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: Winton Scott Architects
5 Milk St. Portland, ME 04101

DATE: 5.24.00

Job Name: Alterations to Pavilion 2D "Cardiac Diagnostic"

Address of Construction: Maine Medical Center 22 Bramhall St.

THE BOCA NATIONAL BUILDING CODE/1996 THIRTEENTH EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year Book 1996 Use Group Classification(s) I-2

Type of Construction N.A. Bldg. Height N.A. Bldg. Sq. Footage N.A.

Seismic Zone N.A. Group Class N.A.

Roof Snow Load Per Sq. Ft. N.A. Dead Load Per Sq. Ft. N.A.

Basic Wind Speed (mph) N.A. Effective Velocity Pressure Per Sq. Ft. N.A.

Floor Live Load Per Sq. Ft. N.A.

Structure has full sprinkler system? Yes No * Alarm System? Yes No

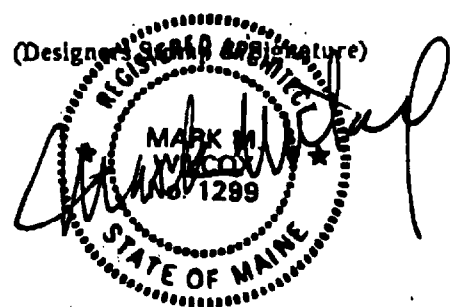
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department. * Partial: Full Coverage on second Floor by this project.

Is structure being considered unlimited area building: Yes No * X

If mixed use, what subsection of 313 is being considered N.A.

List Occupant loading for each room or space, designed into this Project.

PSH 9/24/99



**AutoCAD digital format Final plans depicting
the as-built condition must be filed with this
office prior to closure.**